

90691

11-07-94A10:41 RCVD

Vol. m94 Page 34301

**Aspen**  
TITLE & ESCROW, INC.

## WARRANTY DEED

#03042466

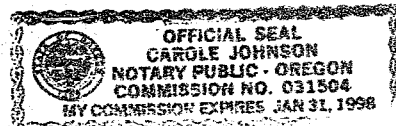
AFTER RECORDING RETURN TO:

DANIEL V. MROSS  
ANGELA MROSSP.O. BOX 556  
BLV, OR 97622UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEFRANK SALINAS and YOLANDA SALINAS, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to DANIEL V. MROSS and  
ANGELA MROSS, husband and wife hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:Lot 3, Block 3, Tract No. 1093, PINECREST, in the County of  
Klamath, State of Oregon.

Code 113 Map 3614-3000 TL 400

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, and Trust Deed  
recorded in Book M-91 at page 8315, which Grantees herein do not  
assume nor agree to pay, and Trust Deed recorded in Book M-93  
at page 35028, which Grantees herein hereby assume and agree to  
pay, and will warrant and defend the same against all persons  
who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$27,750.00.In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 4th day of November, 1994.Frank Salinas  
FRANK SALINASYolanda Salinas  
YOLANDA SALINASSTATE OF OREGON )  
County of Klamath ) ss.The foregoing instrument was acknowledged before me this 4th day  
of November, 1994, by FRANK SALINAS and YOLANDA SALINAS.Before me: Carol Johnson  
Notary Public for Oregon  
My Commission Expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 7th day  
of Nov A.D., 19 94 at 10:41 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 34301

FEE \$30.00

Evelyn Riehn - County Clerk

By Pauline Mulholland